

7 WATER HOUSE PORTERS WAY POLEGATE

£1,100 PCM

AVAILABLE MID DECEMBER - This two bedroom UNFURNISHED second floor (top) flat is conveniently located within walking distance of Polegate Town Centre's amenities, and Mainline Train Station. The property comprises of an open plan kitchen/living room. One double and one single bedroom. Access to the balcony which has views of the Downs and the trainline. Bathroom. The property benefits from an allocated parking space, a gas combi boiler, UPVC double glazed windows throughout, close by to bus routes. EPC - C. Council Tax Band B (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





• Two Bedroom Purpose Built Apartment • Second Floor (Top) • Gas Central Heating • Balcony • Walking Distance to Polegate Train Station

Communal Entrance
Intercom system and post boxes.

Communal Hallway
Stairs to all floors.

Entrance to Flat

Hallway
Entry phone. Radiator. Consumer unit. Cupboard housing boiler. Carpet. Doors to all rooms.

Open Plan Kitchen/Living Room

Living Room
Radiator. Access to balcony. Carpet. Opening to:

Kitchen
Range of wall and base units with worktop and stainless steel sink with drainer and mixer tap and built in electric oven, gas hob and extractor hood. Space and plumbing for washing machine,. Space for a freestanding fridge freezer. Window to front of the property. Tiled floor.

Bedroom One
Radiator. Carpet. Double window.

Bedroom Two
Radiator. Carpet. Window.

Bathroom
Bath with shower over, basin and W.C.. Radiator. Extractor fan. Tiled walls and tiled floor.

Balcony
To rear of property accessed from the Living room, with views of the train station and Downs.

Parking
One allocated parking space to the front of the building.

Council Tax Band
This property is currently rated by Wealden District Council at Band B which is approximately £2,122 for the period 2026/27 and is excluded from the rent.

References & Holding Payment
* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 option 1 or email lettings@charlescox.co.uk.

Viewing Information
To arrange a view of this property please contact Charles Cox Lettings for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 option 1 or email lettings@charlescox.co.uk.

Mobile Phone & Broadband Coverage
For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk





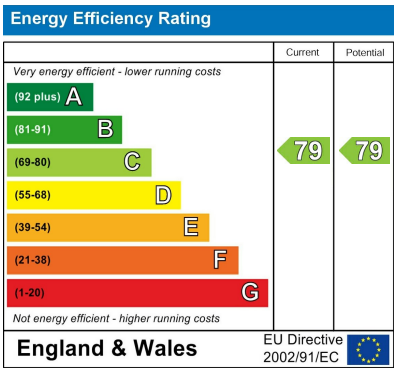
• Allocated Parking Space • Council Tax Band B • EPC - C











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Charles Cox
Property Lettings